



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

**April 16, 2008 9:00AM**

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/Alt. City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

**1. Project# 1003099**

**08DRB-70144 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)**

**MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES zoned R-D, located on EAGLE ROCK AVE BETWEEN SAN PEDRO BLVD AND LOUISIANA BLVD containing approximately 10.6574 acre(s). (C-18) THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

**2. Project# 1006822**

**08DRB-70146 VACATION OF PUBLIC  
RIGHT-OF-WAY  
08DRB-70147 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL**

**SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

3. **Project # 1005070**

06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL

06DRB-01156 MINOR-SIDEWALK WAIVER

06DRB-01155 MINOR-TEMP DEFER SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07 & 10/17/08]*. **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006833**

08DRB-70108 VACATION OF PUBLIC EASEMENT

08DRB-70111 VACATION OF PRIVATE EASEMENT

08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08 & 4/9/08]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

07DRB-70254 MAJOR - SDP FOR SUBDIVISION

07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

5. **Project# 1003916**

08DRB-70123 VACATION OF PUBLIC  
EASEMENT

08DRB-70124 SIDEWALK WAIVER

08DRB-70125 MINOR - TEMP DEFR SWDK  
CONST

08DRB-70126 MAJOR - PRELIMINARY PLAT  
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/13/08, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO 4FT DEDICATION ALONG SAN PEDRO PER TRANSPORTATION. CONDITION FOR FINAL PLAT PER ABCWUA ARE THAT UEC'S ARE PAID FOR EACH UNIT PLATTED, AND THE WATER BUDGET PROVIDED FOR SAID UNIT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

08DRB-70152 EPC APPROVED SDP FOR  
SUBDIVISION

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

6. **Project# 1004354**

08DRB-70048 SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08.]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**7. Project# 1006973**

08DRB-70119 EPC APPROVED SDP FOR  
BUILD PERMIT  
08DRB-70120 EPC APPROVED SDP FOR  
SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08, 3/26/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA, AND TO PLANNING FOR CASE PLANNERS INITIALS AND 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS.**

08DRB-70058 MINOR -  
PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/70 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA SIGNOFF, NM UTILITY SIGNOFF AND FOR ADJOINER REVISION. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

**8. Project# 1000163**

08DRB-70167 EPC APPROVED SDP FOR  
BUILD PERMIT

JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

**9. Project# 1007214**

08DRB-70169 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

**10. Project# 1006989**

08DRB-70150 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08]*. **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**11. Project# 1007212**

08DRB-70166 SKETCH PLAT REVIEW AND  
COMMENT

JULIAN GALLEGOS agent(s) for VIVIAN G BACA request(s) the above action(s) for all or a portion of Lot(s) 14, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND RIO GRANDE RIVER containing approximately 1 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

**12. Project# 1007213**

08DRB-70168 SKETCH PLAT REVIEW AND  
COMMENT

PULLMAN INVESTMENTS LLC agent(s) for CHRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1** zoned R-2, located on RIO GRANDE SW BETWEEN CENTRAL SW AND WILLIS PL SW containing approximately 0.63 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

**13. Other Matters: None**

ADJOURNED: 10:40